

**CITY OF EAST PROVIDENCE  
STATE OF RHODE ISLAND  
APPELLATE BOARD OF REVIEW**

**A special meeting of the Zoning Board of Review functioning as the East Providence Appellate Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 2 November 2011, at 7:00 P.M. The following appeal will be heard in accordance with State Law and Zoning Ordinance.**

**1. U.S. DEVELOPMENT II, LLC, appeals the City of East Providence Planning Board's decision of 10 August 2011, in regard to an affirmative decision issued A.M.J.A.M. LLC, 1279 Wampanoag Trail, Map 711, Block 3, Parcel 15, said appealed decision being identified as Decision No. 2011-3, and recorded in the City of East Providence Land Evidence Records in Book 6, on Page 175, for property located at 1279 WAMPANOAG TRAIL, being MAP 711 BLOCK 03 PARCEL 015.00, in a COMMERCIAL 1 DISTRICT. (Appeal - Petition No. 6449)**

**2. U.S. DEVELOPMENT II, LLC, appeals the City of East Providence Planning Board's decision of 10 August 2011, in regard to an affirmative decision issued A.M.J.A.M. LLC, 1279 Wampanoag Trail, Map 711, Block 3, Parcel 15, said appealed decision being identified as Decision No. 2011-3, and recorded in the City of East Providence Land Evidence Records in Book 6, on Page 177, for property located**

**at 1279 WAMPANOAG TRAIL, being MAP 711 BLOCK 03 PARCEL 015.00, in a COMMERCIAL 1 DISTRICT. (Appeal - Petition No. 6450)**

**EDWARD PIMENTEL, AICP  
ZONING OFFICER / CLERK**

**“INDIVIDUALS REQUESTING INTERPRETER SERVICES FOR THE HEARING IMPAIRED MUST CALL 435-7500 OR 431-1633 (V/TDD), FORTY-EIGHT (48) HOURS IN ADVANCE OF THE MEETING DATE.**

**CITY OF EAST PROVIDENCE  
STATE OF RHODE ISLAND  
ZONING BOARD OF REVIEW**

**A special meeting of the Zoning Board of Review will be held in the Council Chambers, City Hall, 145 Taunton Avenue, East Providence, Rhode Island, on Wednesday evening, 2 November 2011. The referenced meeting will immediately follow an appeals hearing scheduled for 7:00 P.M. The following applications for Special Use Permit (s) and Variance(s) will be heard in accordance with State Law and Zoning Ordinance.**

**CONTINUED BUSINESS:**

**1. WAYNE BONADIE, requests permission to construct front-yard decking, both first and second-floor decking, without complying with both the front-yard as well as side-yard setback requirements, for property located at 52 WHITE AVENUE, being MAP 313 BLOCK 6 PARCEL 16, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 6430)**

**NEW BUSINESS:**

**1. MARTINS ACQUISITIONS LLC, requests permission to retain present signage – free-standing sign located at the intersection of Warren Avenue and Slocum Street – resulting in exceeding the maximum signage allotted the subject property, for property located at 481 WARREN AVENUE, being MAP 307 BLOCK 36 PARCEL 18, in a COMMERCIAL 4 DISTRICT. (Dimensional Variance - Petition No. 6443)**

**2. CHELO PROPERTIES, LLC requests permission to introduce live entertainment in association with a present restaurant, otherwise deemed a prohibited land use, for property located at 911 WARREN AVENUE, being MAP 507 BLOCK 10 PARCEL 3, in an INDUSTRIAL 1 DISTRICT. (Use Variance - Petition No. 6444)**

**3. MICHAEL J. and DEBRA L. CARDOSO, request permission to construct a single-family dwelling without complying with the minimum lot area and rear-yard setback requirements, as well as**

**locating two (2) vehicles within the required front-yard setback, for property located on WILLOW STREET and NARRAGANSETT AVENUE, being MAP 312 BLOCK 64 PARCEL 3, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 6445)**

**4.410 REALTY LLC, requests permission to retain additional off-street parking, without complying with the minimum off-street landscaping requirement and minimum aisle-width requirement, for property located at 410 NORTH BROADWAY, being MAP 305 BLOCK 7 PARCEL(S) 2 and 3, in a COMMERCIAL 2 DISTRICT. (Dimensional Variances - Petition No. 6446)**

**5A. CURTIS BETTS, requests permission to convert a pre-existing lawful nonconforming situation – two (2) separate residential structures containing a total density of three (3) dwelling units – to a less nonconforming situation – conversion to two (2) single-family residential dwellings, realizing a greater footprint in regard to both structures, otherwise still defined as a prohibited land use due to the proposed footprint expansion, albeit the density is in-line with the zoning regulations, for property located at 2 – 6 BEACH POINT DRIVE, being MAP 513 BLOCK 36 PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Use Variance - Petition No. 6447)**

**5B. CURTIS BETTS, requests permission to convert a pre-existing lawful nonconforming situation – two (2) separate residential structures containing a total density of three (3) dwelling units – to a**

**less nonconforming situation – conversion to two (2) single-family residential dwellings, realizing a greater footprint in regard to both structures, without complying with the minimum front-yard setback requirement in regard to both residential structures – off of both Winter Harbor Avenue and Beach Point Drive, minimum lot depth requirement, and deficient off-street parking, for property located at 2 – 6 BEACH POINT DRIVE, being MAP 513 BLOCK 36 PARCEL 1, in a RESIDENTIAL 4 DISTRICT. (Dimensional Variances - Petition No. 6448)**

**EDWARD PIMENTEL, AICP  
ZONING OFFICER / CLERK**

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